

**MINUTES OF THE
AUBURN CITY PLANNING COMMISSION
OCTOBER 19, 2004**

The regular session of the Auburn City Planning Commission was called to order on October 19, 2004 at 6:30 p.m. by Chairman Nesbitt in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Hale, Smith, Snyder, Chrm. Nesbitt

COMMISSIONERS ABSENT: McCord,

STAFF PRESENT: Will Wong, Community Development Director; Reg Murray, Associate Planner; Janet Ferro, Administrative Assistant

ITEM I: CALL TO ORDER

ITEM II: PLEDGE OF ALLEGIANCE

ITEM III: APPROVAL OF MINUTES

The minutes of September 7, 2004 were approved as submitted.

ITEM IV: PUBLIC COMMENT

Rod Gross, 1890 Vista Del Lago, spoke representing several homeowners in the Montecielo development. They have become aware of a proposed new street "Canyon Creek Drive", that would intersect with Vista Del Lago and he handed out an information sheet outlining their concerns in detail for the Commissioners. He reviewed the list of items and the information was accepted by the Commission for future review.

ITEM V:

PUBLIC HEARING ITEMS

- A. Tentative Subdivision Map, Civic Design, and Tree Permit – 10700 Indian Hill Road (Indian Hill Office Park) – File SUB 04-3, CD 04-1, TP 04-7.** The applicant requests approval of commercial office development that includes up to five (5) two-story buildings totaling up to 45,064 square feet. The development request includes a Civic Design for site design, a Tentative Subdivision Map to subdivide the property and create office condominium units, and a Tree Permit for the removal of protected trees. **THIS ITEM WAS CONTINUED FROM THE MEETING OF SEPTEMBER 7, 2004.** *THE APPLICANT REQUESTS A CONTINUANCE TO THE MEETING OF NOVEMBER 16, 2004.*

Reg Murray reported that subsequent to the September 7, 2004 meeting the applicant has met with the Vintage Oaks Homeowners Association. As a result of that meeting the applicant is involved in plan revisions to address their concerns. The information was not ready for consideration and review at this meeting, hence the request for continuance.

Chrm. Nesbitt stated that as there were members of the community in the audience, he would open the public hearing so that they could speak.

The public hearing was opened.

George Shields, Auburn Folsom Road resident, outlined drainage concerns.

Rodney Kihara, Vintage Oaks resident, reported on a meeting that included the Vintage Oaks Action Committee, a committee formed to address the concerns of the homeowners association. They met with the project developers and project architect and discussed their concerns. Another meeting was planned for further review.

Bridget Barnes, attorney for the developers, stated that she had not intended to speak tonight, however as there was testimony from the homeowners she wanted it noted that the developers have withdrawn the plans that were initially submitted and they are being substantially revised. She felt it was unfair for the Commission to

hear testimony when there had not yet been a new plan presented and staff could not respond as they had not seen the revised plan.

The public hearing was closed.

Comm. Smith asked if the new public hearing date of November 16, 2004 was sufficient time for the applicant.

The public hearing was reopened.

Bridget Barnes advised that she expected that the full package would be available by November 16, 2004.

The public hearing was again closed.

Comm. Smith **MOVED** to continue the item until the meeting of November 16, 2004.

Comm. Hale **SECONDED**.

AYES: Snyder, Hale, Smith, Chrm. Nesbitt
NOES: None
ABSTAIN: None
ABSENT: McCord

The motion was approved.

ITEM VI: COMMISSION BUSINESS

A. Planning Commission Use Determination – Health Clubs in Commercial and Industrial Zone Districts.

Director Wong advised that staff had a request for a health club in the C-1 zone and it was discovered that a health club had not been spelled out in the commercial or industrial zones; he felt this was probably because of the age of the ordinance. One approach would be that if it is not listed, it is not permitted, however staff felt that through a use permit, a health club should be able to locate in any commercial or industrial zone.

The Commission discussed zoning regulations, use permit requirements in the City and the cost of use permits.

Comm. Smith stated he agreed that a use permit should be required in the health club request.

Chrm. Nesbitt agreed with the requirement of use permits as requests would then be taken on a case by case basis.

The public hearing was opened.

Greg Cline, representing the health club applicant, added comments. He advised that if the use permit requirement was imposed they would be happy to comply with the request.

The public hearing was closed.

Chrm. Nesbitt stated he is in favor of streamlining the use permit process and addressing zoning codes in the future.

Comm. Smith **MOVED** to find that health clubs shall be permitted in either commercial or industrial zone district subject to the approval of a use permit.

Comm. Hale **SECONDED**.

The motion was approved unanimously by voice vote.

**ITEM VII: COMMUNITY DEVELOPMENT DEPARTMENT
FOLLOW-UP REPORTS**

A. City Council Meetings

Director Wong reviewed recent City Council meetings.

B. Future Planning Commission meetings.

Director Wong discussed future meetings.

C. Reports

None.

ITEM VIII: PLANNING COMMISSION REPORTS

Comm. Hale reported on the Traffic Committee meeting.

ITEM IX: FUTURE PLANNING COMMISSION AGENDA ITEMS

Comm. Smith would like to have the Commission consider reviewing the zoning ordinance regarding permitted uses.

ITEM X: ADJOURNMENT

The meeting was adjourned at 7:32 p.m.

Respectfully submitted,

Janet Elaine Ferro, Administrative Secretary